REVISED AGENDA

ZONING REVIEW BOARD

THURSDAY, FEBRUARY 5, 2004

$6{:}00$ P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

MARKED AGENDA

NEW CASES:

Z-03-87 – An Ordinance to rezone from the R-5/HD20K-1 (Two-Family Residential/Grant Park Historic District-Sub-Area 1) District to the C-1/HD20K-2 (Community Business/Grant Park Historic District-Sub Area 2) District, property located at the rear of **428 Boulevard, S.E.**, fronting approximately 100 feet on the north side of Glenwood Avenue beginning approximately 180 feet east from the northeast corner of Boulevard. Depth: Varies; Area: Approximately .114 acres; Land Lot 21, 14th District, Fulton County, Georgia.

OWNER: JOEL SADLER APPLICANT: JOEL SADLER

NPU-W **Deferral** COUNCIL DISTRICT 1

Staff Recommendation: 30-Day Deferral ZRB Recommendation: Deferred to April '04

Z-03-85 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the PD-H (Planned Development-Housing) District, property located at the **S.W. Corner of Benjamin Weldon Bickers Drive (FKA Capitol Avenue) S.W. and Meldon Avenue, S.W.**, fronting 620.01 feet on the southerly side of Meldon Avenue beginning at the southwest corner of Benjamin Weldon Bickers Drive. Depth: Varies; Area: 21.0805 acres; Land Lot 72, 14th District, Fulton County, Georgia.

OWNER: HOUSING AUTHORITY OF THE CITY OF ATLANTA

APPLICANT: CARVER REDEVELOPMENT, LLC

NPU-Y **Deferral** COUNCIL DISTRICT 1

Staff Recommendation: Approval with conditions ZRB Recommendation: Deferred to March '04

Z-03-88 – An Ordinance to rezone from the C-1-C (Community Business-Conditional) District, to the C-3 (Commercial Residential) District, property located at the **N.E. Corner of Pryor Road, S.W. and Thirkeld Avenue, S.W.**, fronting approximately 687.31 feet on the east side of Pryor Road beginning at the northeast corner of Thirkeld Avenue. Depth: Varies; Area: 5.4787 acres; Land Lots 72 & 73, 14th District, Fulton County, Georgia.

OWNER: HOUSING AUTHORITY OF THE CITY OF ATLANTA

APPLICANT: CARVER REDEVELOPMENT, LLC

NPU-Y Approval with conditions COUNCIL DISTRICT 1

Staff Recommendation: Approval with conditions

ZRB Recommendation: Approval of C-3-C

Z-03-89 – An Ordinance to rezone from the I-1 (Light Industrial) District to the MR-5A (Multi-Family Residential-Sub District 5A) District, property located at **544 N. Angier Avenue**, **N.E.**, fronting 238.43 feet on the southwesterly side of N. Angier Avenue beginning at the northwest corner of Dallas Street. Depth: 185.44 feet; Area: Approximately 1 acre; Land Lot 18, 14th District, Fulton County, Georgia.

OWNER: ARTHUR COHEN APPLICANT: BRUCE DOBBS

NPU-M **Deferral** COUNCIL DISTRICT 2

Staff Recommendation: Deferral

ZRB Recommendation: Deferred to April '04

DEFERRED CASES:

Z-03-64 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **Stone Road, S.W.**, fronting 649.1 feet on the southerly side of Stone Road beginning at the intersection of the south right-of-way of Stone Road with the city limit line of the City of Atlanta. Depth: Approximately 1,200 feet; Area: 6.6908 acres; Land Lot 227, 14th District, Fulton County, Georgia.

OWNER: STONE ROAD ASSOCIATES, LLC

APPLICANT: RHA/HOUSING, INC. BY: STEPHEN ROTHMAN, ATTORNEY

NPU-R Approval COUNCIL DISTRICT 11

Staff Recommendation: Approval ZRB Recommendation: Approval

Z-03-65 – An Ordinance to rezone from the C-2 (Commercial Service) District and the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **2748 Donald Lee Hollowell Parkway**, **N.W.** (**FKA 2748 Bankhead Highway**, **N.W.**), fronting 178 feet on the southwesterly side of Donald Lee Hollowell Parkway beginning at the southwest corner of Ozburn Road. Depth: Varies; Area: 15.84 acres; Land Lot 209, 14th District, Fulton County, Georgia.

OWNER: GEIGER OSCPI, LLC

APPLICANT: STEVEN J. DE FRANCIS (dba CAPITOL DEVELOPMENT GROUP)

NPU-I Approval COUNCIL DISTRICT 9

Staff Recommendation: Approval conditioned on site plan

ZRB Recommendation: Approval of RG-3-C

Z-03-67 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-2 (Residential General-Sector 2) District, Property located at **Macon Drive, S.W./Springside Drive, S.W./Waters Road, S.W.**, fronting approximately 346.63 feet on the westerly side of Macon Drive beginning at the northwest corner of Springside Drive. Property also fronts 426.42 feet on the southeasterly side of Waters Road. Depth: Varies; Area: 8.272 acres; Land Lot 68, 14th District, Fulton County, Georgia.

OWNER: CHANDLER FOREST, LLC

APPLICANT: SAEID L. SADRI

NPU-Z **Denial** COUNCIL DISTRICT 12

Staff Recommendation: Denial ZRB Recommendation: Denial

Z-03-79 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **220 Adeline Avenue**, **S.W**., fronting 50 feet at the dead-end of Adeline Avenue beginning approximately 715 feet north from the northeast corner of Oakmont Drive. Depth: 483.22 feet; Area: 7.23 acres; Land Lot 174, 14th District, Fulton County, Georgia.

OWNER: CAROLYN MANGHAM APPLICANT: RANDY E. PIMSLER

NPU-J Approval COUNCIL DISTRICT 3

Staff Recommendation: Approval with conditions ZRB Recommendation: Deferred to April '04